



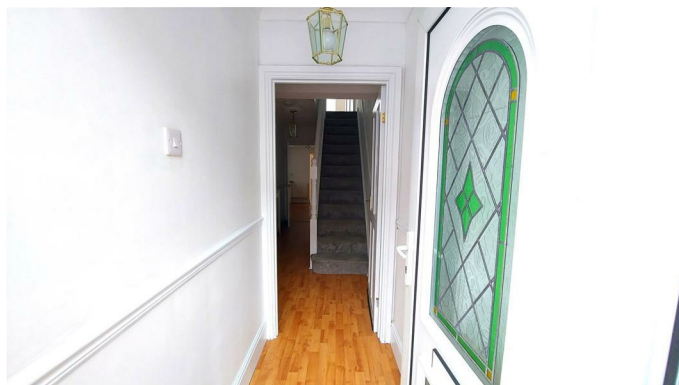
17 Bank Street, Maesteg, CF34 9LX
£850 Per Month

We are pleased to offer To Let this three bedroom end of terrace family home in a popular location within walking distance to Maesteg town centre and all amenities. The accommodation briefly comprises a porch, hallway, lounge, kitchen, dining area, inner hall and cloakroom to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and enclosed rear garden.

EPC rating - D
Council tax Band B

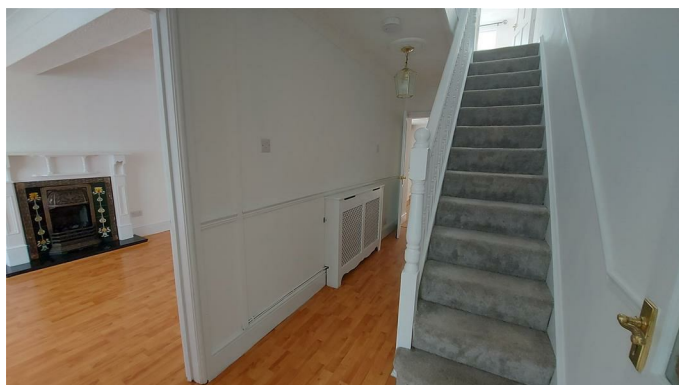
GROUND FLOOR

Porch



Entry via uPVC double glazed door. Textured and coved ceiling, skimmed walls, wood effect laminate and door to:

Hallway



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and two doors off.

Lounge 21'11" x 10'2" (6.7 x 3.1)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, coal effect gas fire set on a marble hearth with tiled surround and wooden mantle, uPVC double glazed window to front and uPVC double glazed French doors to rear.

Kitchen 12'1" x 10'5" (3.7 x 3.2)



Textured ceiling, skimmed and tiled walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a composite sink/drain, integrated oven, hob and extractor, space for washing machine, under counter fridge and freezer, uPVC double glazed window to side and open to:

Dining Area 9'2" x 7'2" (2.8 x 2.2)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring,, radiator, uPVC double glazed French doors to rear and door to:

Inner Hallway

Textured ceiling, skimmed walls, wood effect vinyl flooring, uPVC double glazed door to side and door to:

Cloakroom 5'6" x 2'11" (1.7 x 0.9)



Textured ceiling, skimmed walls, wood effect vinyl flooring, uPVC double glazed window with obscured

glass to side, radiator and a two piece suite comprising a low level W.C and wall mounted wash hand basin.

FIRST FLOOR

Landing



Textured and coved ceiling with loft access,, skimmed walls, fitted carpet and four doors off.

Bedroom One 14'1" x 8'10" (4.3 x 2.7)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bedroom Two 11'9" x 10'5" (3.6 x 3.2)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, fitted wardrobes, wall mounted gas combination boiler enclosed in wardrobe, radiator and uPVC double glazed window to rear.

Bedroom Three 9'10" x 7'6" (3.0 x 2.3)



Textured and coved ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bathroom 10'9" x 9'10" (3.3 x 3.0)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, feature fireplace, uPVC double glazed window to rear, a four piece suite comprising a quadrant shower cubicle, freestanding bath, low level W,C and pedestal wash hand basin.

OUTSIDE

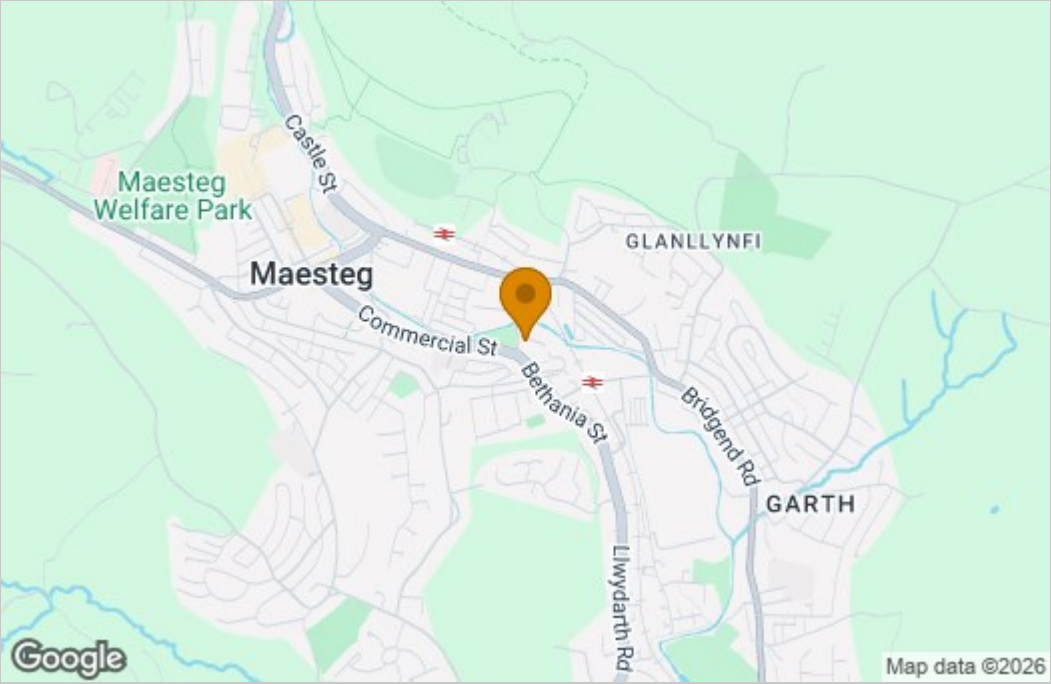
Rear Garden



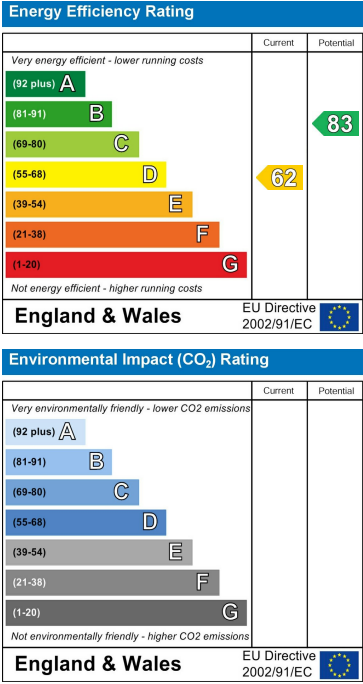
Area laid to patio, further area laid to brick paviour, block shed, bordered with block walls and a wrought iron pedestrian gate to side.

Floor Plan

Area Map



Energy Efficiency Graph



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